

E-AUCTION SALE NOTICE**Sale of Immovable Property of Navigator Developers Private Limited (In liquidation)**

CIN: U70101TN2007PTC064676

Notice is hereby given to the public in general under the provisions of Insolvency and Bankruptcy Code, 2016 read with IBBI (Liquidation Process) Regulations, 2016 that the bids are invited from the interested parties for the purchase of immovable property. This sale is being proposed to be sold on "**AS IS WHERE IS AND WHATEVER THERE IS AND NO RECOURSE BASIS**", through an e-auction platform: NeSL- National E-Governance Services Limited on November 21, 2024. Details of the terms and conditions of e-auction including important timelines, eligibility criteria etc. are available at <https://nesl.co.in/auction-notices-under-ibc/> or interested investors may directly write an email to cirp.navigatordevelopers@gmail.com to obtain the same.

Lot No.	Brief Description	Reserve Price (INR)	Incremental Bid (INR)	EMD (INR)
I	Land admeasuring 11.82 acres situated in Vadakku Karasseri Village, Murappanadu SRO, Tuticorin District.	25,00,000	1,00,000	2,50,000

Note:

1. The Interested Bidders shall be eligible to participate in the bidding process subject to their participation and submission of bid in the auction of assets of all four corporate debtors as detailed in the Process Memorandum.
2. The Liquidator holds the right to cancel, modify or extend the terms of this E-Auction at any time.



Place: Hyderabad
Date: October 26, 2024

S/d-
Prakul Thadi
Liquidator of
Navigator Developers Private Limited
Reg. No.: IBBI/PA-002/IP-N01149/2021-2022/13806



DIVINE DIGEST

Story & photos: V.V.S. Manian

This temple is close to the west gate of the main Vitthal temple, Pandharpur.. It is known as Takpitha Vitthoba Temple and is only 2,500 feet away from the original Vitthal temple. The idol in the main Vitthal temple has some similarities with the idol in the Takpitha Vitthoba Temple. This temple was built by a Brahmana widow named Radhabai in 1540 CE.

We can still see the stone bowl used for offering food.

Legend

Long ago, an old, devoted lady named Ramabai used to stay here. She had come from Paithan on the order of the Lord himself. Every day, she would serve the Lord in the main temple and eat only what was offered to him. On the Lord's instruction, she would

bring a special food item, "Taak Pith"—butter porridge—and the Lord would relish it. As the years went by, Ramabai became very old and could no longer walk to the temple. So the Lord himself, along with Rukmini Devi, went to stay in her house.

The Lord, like a child, would demand and enjoy her Taak Pith. When Ramabai's health improved and she was able to move again, the Lord decided to return. At this time, she requested that the Lord stay permanently in her house. The Lord agreed, and Ramabai also decided to remain in the town and serve the Lord.

Benefits



Even today, during Ashadi Ekadashi, when pilgrims cannot take darshan of the main deity, they come here to have darshan of Takpitha



Devotees believe that the Lord is still present here. They have a strong belief that offering butter

frees them from all their sins and takes them to Vaikuntha Loka. The temple is open from morning to evening.



In this stone pot God Vitthal ate takpith (butter milk with jowar flour).

Padmavathi temple Brahmotsavam from Nov 28

The annual Brahmotsavam of Padmavathi Devi of Tiruchanoor temple will be observed from November 28 to December 6, Tirumala Tirupati Devasthanams (TTD) joint executive

officer (JEO) Veerabraham said. He directed the officials of all departments to make advance arrangements to organise the Brahmotsavam on par with Tirumala Brahmotsavam in a

grand manner. Veerabraham along with the officials concerned inspected Ammavari Temple, Pushkarini, Mada streets, vacant land near Navajeevan Eye Hospital, Ghantasala

Circle, High School surroundings, Pasupu Mandapam, Pudi Road and other areas.

The JEO said that all the departments of TTD should make coordinated arrangements with the panchayat and police towards a hassle free darshan to devotees.

"The devotees who come for Brahmotsavam can have darshan of the presiding deity as well as Vahana Sevas in a satisfying manner which is possible with our team work," he reiterated.

On the day of Panchami Teertham, the last day of the annual Brahmotsavam, areas should be earmarked for the parking of vehicles alongside Pudi Road, Renigunta and Market Yard areas.

Similarly, German sheds should be set up at Navjeevan Eye Hospital, High School and Goshala (Pudi Road) for devotees to relax, Veerabraham said. The authorities were also instructed to arrange appropriate gates for entering and exiting Pushkarini. Since devotees from Tamil Nadu are more likely to come, sign boards should be prepared in Tamil, the JEO said.

TTD chief vigilance and security officer (CVSO) Sridhar said that strong security arrangements will be made in coordination with the local police so that the devotees do not face any security problems during Ammavari Brahmotsavam. He said that strong security arrangements will be made at the sheds, queue lines and Pushkarini where devotees will gather in large numbers on the day of Panchami Teertham.

The CVSO also said that the procession deity covering the routes from Tirumala to Pasupu Mandapam will be examined before hand and steps will be taken to ensure there is no traffic problems along that route.



Hanuman mulls ways to ensure success of his mission

न वनिशयेत्कथं कार्यं वैक्लव्यं न कथं भवेत्।

लघ्नं च समुद्रस्य कथं नु न वृथा भवेत्॥5.2.41॥
na vinaśyet katham kāryam vaiklabyam na katham bhavet |
laṅghanam ca samudrasya katham nu na vr̥thā bhavet || 5-2-41
How can I ensure the task at hand remains unharmed? How can I prevent my mind from feeling gloomy? How can I make sure the crossing of the ocean is not in vain?

मया दृष्टे तु राक्षोभी रामस्य वदितान्मनः।

भवेद्व्यर्थमदि कार्यं रावणान्मथमच्छित्तः॥5.2.42॥
mayi dr̥ṣṭe tu rakṣobhī rāmasya veditānmanah |
bhaved vyartham idam kāryam rāvaṇānartham icchatah || 5-2-42
If I were to be seen by the rakshasas, this mission of Sri Rama - who is renowned for his determination to slay Ravana - would become futile.

न हि शक्यं क्वचित् स्यात्तुमवज्जितेन राक्षसेः।
अपि राक्षस्रूपेण कश्चितान्येन केनचित्॥5.2.43॥
na hi śakyaṁ kvacit sthātum avijñātena rākṣasaiḥ |
api rākṣasarūpeṇa kimutānyena kenacit || 5-2-43
It's challenging to remain with the demon here, even in disguise, as it's nearly impossible to go unnoticed. No matter what form is assumed, anonymity seems unattainable.

वायुरप्यत्र नाज्ञातश्चरेदिति मत्तरिमम।

न ह्य सत्यवदिति कञ्चिदिराक्षसानां वलीयसाम्॥5.2.44॥
Vāyura apyatra nājñātaś cared iti matir mama |
na hya styaviditām kiṁcid rākṣasānām baliyasām || 5-2-44
Even the wind, formless as it is, cannot move here without being detected. Nothing escapes the notice of the powerful demons; there is nothing unknown to them.

इहाहं यदि तपित्तामि सत्वेन रूपेण संवृतः।

वनाश्रमपयास्यामि भर्तुरर्थश्च हीयते॥5.2.45॥
ihāham yadi tiṣṭhāmi svēna rūpeṇa samvṛtaḥ |
vināśam upayāsyāmi bharta arthaśca hīyate || 5-2-45
I will surely meet my demise if I hide here in my original form, and my master's mission will be jeopardised as well.

VVS Manian

MANAPPURAM HOME FINANCE LTD
FORMERLY MANAPPURAM HOME FINANCE PVT LTD
CIN: U65923K12010PIC039179, Unit 301-315, 3rd Floor, A wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai-400093

Demand Notice

Whereas the Authorized Officer of Manappuram Home Finance Ltd., having our registered office at IV/470A (old) w/638A (new), Manappuram House, Valapad, Thiruvananthapuram and branches at various places in India (hereinafter referred to as "MAHOFIN") is a Company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (iv) of clause (m) of sub-section (1) of Section 2 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act) read with Notification No. S.O. 3466 (E) dated 18th December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance, New Delhi, inter alia carrying on business of advancing loans for construction and / or purchase of dwelling units and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MAHOFIN and whereas MAHOFIN being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. That in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr. No.	Name of the Borrower/ Co-Borrower/LAN/Branch	Description of Secured Asset in respect of which interest has been created	NPA Date	Date of Notice sent & Outstanding Amount
1	KALA P.PAULDURAI TMHLL00160016093/TIRUNELVELI	Extent of 1901.25 sqft = 176.63 sqmeter = 4.50 Cents in Ayyan Punja S No(Old)-147/2B As per (New)147/4, R. S.No(New)-147/50, Ward No(Old)-10, Ward No(New)-17, D. No- 19A, Nathiparai Post, office Street ParvathiSooriyar Village, Radhapuram Taluk, Tirunelveli District, VALLIYOOR, P.O PANAGUDI, TIRUNELVELI, TAMIL NADU, Pin: 627109	18-08-2024	03-09-2024 & Rs.545376/-
2	SIVAPRABHU C, CHELLATHANGAM K, CHELLATHURAI N, DEVI G/ MO90LALONS000005012098/ NAGERCOIL	Extent of 4 Cents to 161.88 Sq Meter of land with bearing DOOR NO: 10/26 D,14-85/2, PARAVILAI, BETHEL PURAM, RE. SY.NO.402/16, Old Sy No.4150, KALLUKOOTAM VILLAGE TOWN & PANCHAYATH, KALKULAM TALUK, P.O BETHEL PURAM, DIST-KANYAKUMARI, TAMIL NADU, Pin: 629803	14-08-2024	03-09-2024 & Rs.1013897/-

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower / Co-Borrower, MAHOFIN shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by MAHOFIN at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act. Take note that in terms of S- 13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner

Place: Madurai, Date: 26/10/2024 Sd/- Authorised Officer, Manappuram Home Finance Ltd

Kotak Mahindra Bank Limited
Registered Office: 27 BKC, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051 Branch Office: 7th Floor, Plot No. 7, Sector - 125, Noida, UP - 201313

Demand Notice Under Section 13(2) Of The SARFAESI Act, 2002

You the below mentioned borrower and co-borrowers have availed loan(s) from bank/financial institution, more particular described hereunder by mortgaging of immovable properties (securities) and defaulted in repayment of the same. Consequently to your defaults, your loans were classified as non-performing assets and said loan accounts alongwith all rights, titles & interests, benefits dues receivables have been assigned in favour of Kotak Mahindra Bank Limited. Your loans were separate deeds of assignment mentioned hereunder, the bank has pursuant to the said assignment and for the recovery of the outstanding dues, issued demand notice under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published hereunder as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 and by way of alternate to you, details of the borrower, co-borrowers, securities, lender, outstanding dues, demand notice sent under section 13(2) and amount claimed there under are given as under:

Name And Address Of The Borrower, Co-Borrowers, Loan Account No., Loan Amount	Details Of The Immoveable Property	1. Name of Lender, 2. Date of Assignment	3. Demand Notice Date 4. Amount Due In Rs.
Mr. Mullaianathan R Sio Mr. Ramsamy & Mrs. Jayasri	All that piece and parcel of property situated at Malleedurairi Registration (B/L) District Sirkali Sub Registrar Office, Sirkali Taluk Kolidam Panchayat limit, Koll Street, Thirumalavasal, Thirumalavasal Village, Vahalla Street, Nagapattinam, Tamil Naduham S.No.785/3, Old S.No.548/1 Part Nadur 609/13 Loan Account in this ROC Roofed House Door No.2/25 Number: 471BLSG/831674	4. Rs. 23,48,955.95/- (Rupees Twenty Three Lakh Forty Eight Thousand Nine Hundred Fifty Five and Paise Ninety Rs., 14,41,139/- (Rupees boundaries : East: Vallathera (marmanm Manm) West: Marmanm Koll Kulum, South: Hajamaideens House, North: Mariyamman koll Name of Mortgageor: Mrs. Jayasri M	2,29,08,2023 3,04,09,2024

You the borrower and co-borrowers are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referenced securities by way of sale, lease or otherwise without our consent.

Place: Tamilnadu, Date: 26/10/2024 For Kotak Mahindra Bank Ltd., Authorised Officer

E-AUCTION SALE NOTICE
Sale of Immoveable Property of Selva Developers Private Limited (In liquidation)
CIN: U70101TN2007PTC064564

Notice is hereby given to the public in general under the provisions of Insolvency and Bankruptcy Code, 2016 read with IBI (Liquidation Process) Regulations, 2016 that the bids are invited from the interested parties for the purchase of immovable property. This sale is being proposed to be sold on "AS IS WHERE IS AND WHATEVER THERE IS AND NO RECOURSE BASIS", through an e-auction platform: NeSL - National E-Governance Services Limited on November 21, 2024. Details of the terms and conditions of e-auction including important timelines, eligibility criteria etc. are available at <https://nesl.co.in/auction-notices-under-ibcl/> or interested investors may directly write an email to circp.selva@gmail.com to obtain the same.

Lot No.	Brief Description	Reserve Price (INR)	Incremental Bid (INR)	EMD (INR)
1	Land admeasuring 29.18 acres situated in Thimmarajapuram Village, Pudukottai SRO, Tuticorin District.	52,52,400	50,000	5,26,000

Notice:

- The Interested Bidders shall be eligible to participate in the bidding process subject to their participation and submission of bid in the auction of assets of all four corporate debtors as detailed in the Process Memorandum.
- The Liquidator holds the right to cancel, modify or extend the terms of this E-Auction at any time.

Sd/- Prakul Thadi
Place: Hyderabad Liquidator of Selva Developers Private Limited
Date: October 26, 2024 Reg. No.: IBB/IPA-002/IP-N01149/2021/2022/13806

E-AUCTION SALE NOTICE
Sale of Immoveable Property of Gulls Realtors Private Limited (In liquidation)
CIN: U45309TN2007PTC065279

Notice is hereby given to the public in general under the provisions of Insolvency and Bankruptcy Code, 2016 read with IBI (Liquidation Process) Regulations, 2016 that the bids are invited from the interested parties for the purchase of immovable property. This sale is being proposed to be sold on "AS IS WHERE IS AND WHATEVER THERE IS AND NO RECOURSE BASIS", through an e-auction platform: NeSL - National E-Governance Services Limited on November 21, 2024. Details of the terms and conditions of e-auction including important timelines, eligibility criteria etc. are available at <https://nesl.co.in/auction-notices-under-ibcl/> or interested investors may directly write an email to circp.gullsrealtors@gmail.com to obtain the same.

Lot No.	Brief Description	Reserve Price (INR)	Incremental Bid (INR)	EMD (INR)
1	Land admeasuring 4.09 acres situated in Ellainackentpatti Village, Murappanadu SRO, Tuticorin District	7,36,200	50,000	74,000

Notice:

- The Interested Bidders shall be eligible to participate in the bidding process subject to their participation and submission of bid in the auction of assets of all four corporate debtors as detailed in the Process Memorandum.
- The Liquidator holds the right to cancel, modify or extend the terms of this E-Auction at any time.

Sd/- Prakul Thadi
Place: Hyderabad Liquidator of Gulls Realtors Private Limited
Date: October 26, 2024 Reg. No.: IBB/IPA-002/IP-N01149/2021/2022/13806

E-AUCTION SALE NOTICE
Sale of Immoveable Property of Navigator Developers Private Limited (In liquidation)
CIN: U70101TN2007PTC064676

Notice is hereby given to the public in general under the provisions of Insolvency and Bankruptcy Code, 2016 read with IBI (Liquidation Process) Regulations, 2016 that the bids are invited from the interested parties for the purchase of immovable property. This sale is being proposed to be sold on "AS IS WHERE IS AND WHATEVER THERE IS AND NO RECOURSE BASIS", through an e-auction platform: NeSL - National E-Governance Services Limited on November 21, 2024. Details of the terms and conditions of e-auction including important timelines, eligibility criteria etc. are available at <https://nesl.co.in/auction-notices-under-ibcl/> or interested investors may directly write an email to circp.navigatordevelopers@gmail.com to obtain the same.

Lot No.	Brief Description	Reserve Price (INR)	Incremental Bid (INR)	EMD (INR)
1	Land admeasuring 11.82 acres situated in Vadakku Karasseni Village, Murappanadu SRO, Tuticorin District.	25,00,000	1,00,000	2,50,000

Notice:

- The Interested Bidders shall be eligible to participate in the bidding process subject to their participation and submission of bid in the auction of assets of all four corporate debtors as detailed in the Process Memorandum.
- The Liquidator holds the right to cancel, modify or extend the terms of this E-Auction at any time.

Sd/- Prakul Thadi
Place: Hyderabad Liquidator of Navigator Developers Private Limited
Date: October 26, 2024 Reg. No.: IBB/IPA-002/IP-N01149/2021-2022/13806

E-AUCTION SALE NOTICE
Sale of Immoveable Property of Venue Developers Private Limited (In liquidation)
CIN: U45200TN2007PTC065212

Notice is hereby given to the public in general under the provisions of Insolvency and Bankruptcy Code, 2016 read with IBI (Liquidation Process) Regulations, 2016 that the bids are invited from the interested parties for the purchase of immovable property. This sale is being proposed to be sold on "AS IS WHERE IS AND WHATEVER THERE IS AND NO RECOURSE BASIS", through an e-auction platform: NeSL - National E-Governance Services Limited on November 21, 2024. Details of the terms and conditions of e-auction including important timelines, eligibility criteria etc. are available at <https://nesl.co.in/auction-notices-under-ibcl/> or interested investors may directly write an email to circp.venuedevelopers@gmail.com to obtain the same.

Lot No.	Brief Description	Reserve Price (INR)	Incremental Bid (INR)	EMD (INR)
1	Land admeasuring 38.57 acres situated in Thalavapuram Village, Pudukottai SRO, Tuticorin District.	75,00,000	2,00,000	7,50,000

Notice:

- The Interested Bidders shall be eligible to participate in the bidding process subject to their participation and submission of bid in the auction of assets of all four corporate debtors as detailed in the Process Memorandum.
- The Liquidator holds the right to cancel, modify or extend the terms of this E-Auction at any time.

Sd/- Prakul Thadi
Place: Hyderabad Liquidator of Venue Developers Private Limited
Date: October 26, 2024 Reg. No.: IBB/IPA-002/IP-N01149/2021/2022/13806

FASTTRACK HOUSING FINANCE LIMITED
(formerly known as Fasttrack Housing Finance Private Limited)
CIN No. : U65933MH2005PLC158168
ITI House, 36 Dr. R. Shirodkar Marg, Behind Bata Showroom, Opp. HDFC House Parel, Mumbai-400 012

SYMBOLIC POSSESSION NOTICE
Loan Account No: LHTHE00918-190000841

Whereas, The undersigned being the Authorised officer of the M/s. Fasttrack Housing Finance Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of Powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, has issued a Demand Notice Dated 24/05/2024 under Section 13(2) of the said Act calling upon the borrower (1) MARIMUTHU A (Borrower & Mortgageor), (2) INDIRANI M (Co-Borrower & Mortgageor), (3) M GANESH (Co-Borrower 1 & Mortgageor) & (4) G LEELAVATHI (Co-Borrower 2 & Mortgageor) to repay the amount mentioned in the notice being Rs.2,093,069/- (Rupees Twenty Lakh Ninety Three Thousand Sixty Nine Only) being outstanding as on 16/05/2024 together with further interest at contractual rates on the aforesaid amount, incidental expenses, costs, charges etc. incurred from till the date of payment and/or realisation within 60 days from the date of receipt of the said notice.

The borrowers mentioned herein above having failed to repay the amount, notice is hereby given to the borrower mentioned hereinabove in particular and to the public in general that the undersigned has taken symbolic possession of the property/properties described here in below in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with Rule 8 of the said Rules on this 21.10.2024.

The borrower mentioned here in above in particular and the public in general are hereby cautioned not to deal with the property/properties and any dealings with the property/properties will be subject to the charge of M/s. Fasttrack Housing Finance Limited, for an amount of Rs.2,093,069/- (Rupees Twenty Lakh Ninety Three Thousand Sixty Nine Only) being outstanding as on 16/05/2024 together with further interest at contractual rates on the aforesaid amount, incidental expenses, costs, charges etc. incurred from .

Description of the Property

All that piece and parcel of Theni District Periyakulam Registration District, Theni Sub-District, Veerapandi Village, Palanchettipatti Hamlet, Ward No. 12, Natham Survey No. 56, New Natham Survey No. 46, As Per Sub Division House Site Patta No. 807, New Natham Survey No. 46/30, New Ward No. 13, T.B. Natarajan Street, Rajaguru Lane, Old Door No. 12-01-206 & 207, New Door No. 13- 01-102 & 102/1, Assessment No. 3343 & 3344, S.C.No. D. 79, Water Tax No.227 For The Extent Of 1333 1/2 Square Feet Out Of 8 Acre 41 Cents of House Site Property with in the house site Property Madras Trace Roof House Building In It, For The Extent Of 600 Square Feet, Theni, Tamil Nadu-625528

All the piece and parcel of land is bounded as follows: On Or Towards The East - House Belonged To Sakthimani, On Or Towards The West - House Belonged To Murugan Or South North Common Lane, On Or Towards The South House Belonged To Aathikariammal & Balasubramaniam Chettiar and Individual Pathway, On Or Towards The North - House Belonged To Mathuvairavan And Common Lane

Place : Palanchettipatti, Theni Sd/- Authorised Officer
Date : 21-10-2024 For Fasttrack Housing Finance Ltd

